

**NO TRANSFER  
TAX PAID**

Doc # 2009014700  
Book 10097 Page 0266

Received Kennebec SS.  
06/02/2009 10:45AM  
# Pages 5 Attest:  
BEVERLY BUSTIN-WATHEWAY  
REGISTER OF DEEDS

**FORECLOSURE DEED**

KNOW ALL BY THESE PRESENTS, that U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 with a mailing address of 60 Livingston Avenue, St. Paul, MN 55107 (GRANTOR), for consideration paid, the receipt of which is hereby acknowledged, does hereby give, grant, convey and release unto, U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 with a mailing address of 60 Livingston Avenue, St. Paul, MN 55107 (GRANTEE) successors, heirs and assigns forever, that certain lot or parcel of land, with any buildings thereon, located at 81-85 College Avenue, ~~Waterville~~ in the County of Kennebec, and State of Maine, as more fully described in Exhibit A, attached hereto, and fully incorporated herein by reference.

BEING THE SAME PREMISES described in a Mortgage Deed of Antonio Devescovi dated August 11, 2006, and recorded in the Kennebec County Registry of Deeds Book at 9024, Page 207, assignment to Plaintiff dated April 07, 2008 and recorded in said Registry in Book 9742, Page 100, which mortgage was foreclosed by civil action pursuant to 14 M.R.S.A. ss6321 et seq. in Kennebec District Court, Docket No. RE-08-74, entitled U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 vs. Antonio Devescovi. Pursuant to applicable Maine law, a public auction of the property was held at February 20, 2009, postponed from January 23, 2009 to January 30, 2009 to February 06, 2009 to February 13, 2009 to February 20, 2009 due to a Loss Mitigation attempt, in accordance with the aforesaid judgment.

AND GRANTOR does hereby assign to Grantee all rights and interest of Grantor as high bidder at the public foreclosure sale held in the above matter.

Notwithstanding the date of execution or acknowledgement, this deed shall not be deemed delivered and the conveyance of the subject property and assignment of rights shall not be effected until this deed has been recorded in the Kennebec County Registry of Deeds.

IN WITNESS WHEREOF, the said Barclays Capital Real Estate, Inc., dba Homeq Servicing its attorney in fact for U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3, has caused these presents to be signed and sealed this 31 day of March, 2009.

5) D.G. Longman

Barclays Capital Real Estate, Inc., dba Homeq  
Servicing its attorney in fact for U.S. Bank National  
Association as Trustee under Pooling and Servicing  
Agreement Dated as of December 1, 2006 MASTR  
Asset Backed Securities Trust 2006-NC3 Mortgage  
Pass-Through Certificates Series 2006-NC3

By: Noriko Colston  
Its: Assist. Secretary

State of California  
County of Sacramento

Personally appeared before me this 31 day of March, 2009,  
Noriko Colston, in his/her aforesaid capacity, and acknowledged the  
foregoing to be her free act and deed, and the free act and deed of said Barclays Capital  
Real Estate, Inc., dba Homeq Servicing its attorney in fact for U.S. Bank National  
Association as Trustee under Pooling and Servicing Agreement Dated as of December 1,  
2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through  
Certificates Series 2006-NC3.

Jane Quick  
Notary Public: Jane Quick  
My Commission Expires:

0325685352



**EXHIBIT A**  
**(06-03781P DEVESCOVI)**

A certain lot or parcel of land, together with any buildings thereon, situate in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin located in the east side of College Avenue and at the northwest corner of land now or formerly owned by Donald Rancourt; thence running northerly from the last mentioned bound and along the east side of College Avenue an distance of forty-five (45) feet to another iron pin set in the ground in the east side of College Avenue; thence running in an easterly direction from the last mentioned bound to another iron pin driven in the ground at a point which marks the west boundary of land now or formerly of the Maine Central Railroad; thence running southerly from the last mentioned bound and along the westerly boundary of land now or formerly owned by Donald Rancourt; thence running westerly and along the northerly boundary of land now or formerly of said Donald Rancourt to the point of beginning.

Provided, however, that this conveyance is made upon the express condition and covenant, that the said grantee, its successor sand assigns, shall not use any of the above described real estate for the purpose of operating a restaurant, grocery store, fruit stand or any other business directly or indirectly connected with the sale of food.

This deed is further subject to all the reservations and exceptions contained in the deed from Charles F. Rancourt to the Waterville Community Center, Inc., dated December 22, 1947, and recorded in the Kennebec County Registry of Deeds in Book 851, Page 439, and the Grantee herein hereby covenants and agrees for itself, its successors and assigns, to build and maintain at its sole expense along that part of the above described premises which abuts land now or formerly occupied by the Maine Central Railroad Company any fence which the said Company has constructed or which may be desired or required at any time hereafter, or which any law or government authority may require to be constructed by the Maine Central Railroad. This covenant is to run with the land herein conveyed, and is to be binding upon the Grantee, its successors and assigns forever.

Being the same premises as described in the deed from Waterville Housing Development LLC to the Mortgagor herein of substantially even date to be recorded in the Kennebec County Registry of Deeds.

ad

STATE OF MAINE

County of Kennebec  
City of AUGUSTA

Tanya Dyer  
Adverser

being duly sworn, says he/she is

of the MORNING SENTINEL a daily newspaper published in the

City of AUGUSTA, State of MAINE;

that the advertisement of

RSVP

U.S. Bank National Association v Antonio Devescan  
Docket # RE-08-74

hereto annexed has been published in the said MORNING SENTINEL

to wit: on 12/22/2008, 12/29/2008, 01/05/2009.

Subscribed and sworn to before me

this

5<sup>th</sup> day of January  
2009

Tanya Dyer  
Kendra Newcomb Johnson

My Commission expires \_\_\_\_\_

Name: RSVP  
Caption: NOTICE OF PUBLIC SALE OF  
Ad Num: 0012603540

SEAL

**Legal Advertisement**

**NOTICE OF PUBLIC  
SALE OF REAL ESTATE**

By virtue of and in execution of a Judgment of Foreclosure and Sale entered in the Kennebec County District Court, on September 11, 2008, in Civil Action, Docket No. RE-08-74 brought by U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 against Antonio Devescovi for the foreclosure of a mortgage recorded in the Kennebec County Registry of Deeds in Book 9024, Page 207, the statutory ninety (90) day period of redemption having expired without redemption, notice is hereby given that there will be a public sale on January 23, 2009 at 11:00 AM at the law office of Samuel Sherry, Esquire, located at 41 Bates Street, Portland, ME 04103, all and singular the premises described in said mortgage and being a certain lot of land with the buildings thereon, situated in the town of Waterville, County of Kennebec, and State of Maine, described in said mortgage as being located at 81-85 College Avenue.

**TERMS OF SALE:** The property will be sold to the highest bidder at the sale, who shall pay a deposit of Ten Thousand and No/100 Dollars (\$10,000.00) in cash, certified check or funds acceptable to mortgagee at the time and place of sale. The successful bidder shall be required to execute a Purchase and Sale Agreement with said U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 with the aforesaid Ten Thousand and No/100 Dollars

(\$10,000.00), as a non-refundable and non-interest bearing deposit thereon providing for a closing within thirty (30) days of the date of the public sale, at which time the balance of the bid price will be due and payable in cash or certified funds payable to U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3 as aforesaid, which will then deliver a duly executed quitclaim deed. The sale shall be made subject to: (a) any condition which a title search would reveal, (b) any unpaid taxes or assessments due to the Municipality of Waterville, and (c) any facts which an accurate survey of the premises might show. The property shall be sold as is and where is without any warranties whatsoever expressed, implied or otherwise. Other terms will be announced at the sale.

Dated: December 11, 2008, S/John A. Doonan, Esq., Bar No. 3250, Carl A. S. Eldh, Esq., Bar No. 9800, Attorney for U.S. Bank National Association as Trustee under Pooling and Servicing Agreement Dated as of December 1, 2006 MASTR Asset Backed Securities Trust 2006-NC3 Mortgage Pass-Through Certificates Series 2006-NC3, Doonan, Graves & Langoria, LLC, 100 Cummings Center, Suite 225D, Beverly, Massachusetts 01915, (978) 921-2670.